

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, November 7, 2016 - 2:30 p.m.  
Southold Town Annex Board Room  
2<sup>ND</sup> Floor, Capital One Bank Building**

**2:30 p.m. Applications**

**3:45 p.m. Review Public Meeting Agenda**

Project Name:	<b>Philippou &amp; Vallas</b>	SCTM#:	1000-31-2-7, 9, 6.1 & 6.2
Location:	2090 Rocky Point Road, East Marion		
Description:	This proposed lot line change involves the re-subdivision of three lots and lot merger. Lot SCTM#1000-31-2-6.2 is vacant and is being eliminated and will be split between the adjacent lots; where lot 1 (SCTM # 1000-31-2-6.1) will increase from 15,000 sq. ft. to 116,402 square feet due to the transfer of 10,589 sq. ft. and merging of 90,605 sq. ft. from SCTM#1000-31-2-9. Lot 2 SCTM#1000-31-2-7 will increase in size by 6,862 sq. ft. to total lot size 23,387 sq. ft. Lot 2 remains non-conforming in the R-40 Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	<b>Threes Brewing East</b>	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Road, south corner of Cox Lane & Oregon Road, Cutchogue		
Description:	This Site Plan Application is for the proposed construction of a 100' x 65' (6500 sq. ft.) steel building for production (brewery with no retail), office and storage with 21 parking stalls on 0.96 acres in the Light Industrial Zoning District, Cutchogue.		
Status:	Pending		
Action:	Revised Site Plan & SEQRA Review		
Attachments:	Staff Report & SEQRA Assessment		

Project Name:	<b>Country Car Wash</b>	SCTM#:	1000-125-1-19.5
Location:	6565 NYS Rt. 25, ±724' s/w/o Bray Ave. & NYS Rt. 25, Mattituck		
Description:	This Amended Site Plan Application is for two roof additions at 24' x 32' and 24' x 28' (1,440 total sq. ft.) to an existing 960 sq. ft. car wash facility on 0.918 acres in the General Business Zoning District.		
Status:	Pending		
Action:	Status Update		
Attachments:	Staff Report		

Project Name:	<b>James Creek Landing</b>	SCTM#:	1000-122-3-1.4
Location:	11950 NYS Route 25, on the west side of NYS Route 25, approximately 280' south of New Suffolk Avenue in Mattituck		
Description:	This is a Standard Subdivision of a split-zoned parcel into five lots.		
Status:	Conditional Final Approval		
Action:	Review Bond		
Attachments:	Staff Report		

Project Name:	<b>Fishers Island Club Additions</b>	SCTM#:	1000-4-6-9
Location:	Off East End Road, ±820' s/w/o of East Main Road & East End Road, Fishers Island		
Description:	This Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District.		
Status:	Approved		
Action:	Status Update		
Attachments:	Draft C&R's		

**Discussion:**

- ❖ Draft comments to ZBA re: Zachariadis  
SCTM#s1000-103-5-1 & 4 & 103-5-5, 1775 Little Neck Road, Cutchogue
- ❖ DEC Boat Ramp Hashamomuck Pond Site Plans (formerly the Old Barge restaurant)
  - Review draft comments to DEC
- ❖ Draft 2017 Planning Board Meeting Schedule
- ❖ Draft Monthly Report for October